



# Ambleside

£650,000

Sevens, High Gale, Ambleside, LA22 0BG

As the saying goes 'looks can be deceiving' and that is so true for this property - from the road side you'd be forgiven for thinking this is a small bungalow however on entering the property it quickly becomes apparent that this house has so much to offer, it is absolutely stunning and has such incredible views!

The sunny accommodation includes a bright lounge, kitchen and dining room with a stunning newly fitted kitchen, four double bedrooms, two bathrooms, utility/garage, undercroft, driveway parking for 2 cars and a patio with stunning fell views. This house has everything you could want and more!

## Quick Overview

- Detached home with superb fell views
- 4 Double bedrooms and 2 bath/shower rooms
- 1 Reception room
- Large undercroft
- Close to local amenities
- Patio and garden
- Immaculately presented
- Garage
- Off road parking for 2 vehicles
- Ultrafast 1000Mbps Broadband



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Ultrafast  
Broadband



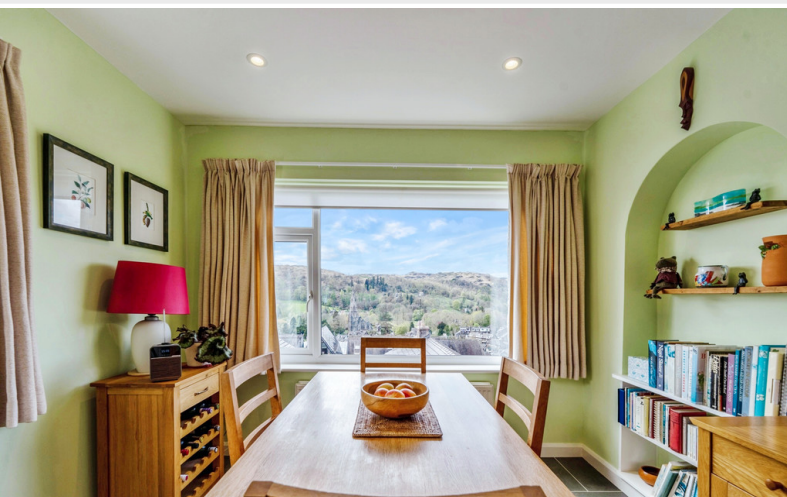
Parking for 2

Property Reference: AM4046





Kitchen



Dining Area and View



Lounge



Bedroom 4/ Second Lounge

**Location** In a fabulous elevated position only a short walk to Ambleside Village and the amenities on offer. From the centre of Ambleside head south onto Lake Road and at the edge of the village centre turn left onto Old Lake Road and then left again onto Low Gale. Continuing up Low Gale take the second turning on your left into High Gale. The property is a short way down on the left hand side.

**What3words** ///scripted.gratitude.tides

**Description** A really special home lovingly upgraded by the current owners over the last few years now ready for a new family to simply move in and enjoy.

As you enter the property you are greeted by a bright and welcoming entrance porch with a large store (with a recently installed condensing boiler) perfect for storing your boots after a long day on the fells and a perfect place to hang your coats up. The bright hallway leads through to a beautiful dual aspect kitchen with fitted modern and stylish wall and base units, solid oak work surfaces with an inset sink and drainer, Siemens oven and 4 ring induction hob. The dining area has breath taking views views to Coniston Old Man and Loughrigg a perfect view to relax with friends and family. The dual aspect lounge has panoramic views of Coniston Old Man, Loughrigg and Fairfield Horseshoe, without a doubt the best view in the house! On this floor there is a spacious double bedroom and a fantastic modern shower room comprising a 3 piece suite with a large walk in shower, WC and wash basin vanity unit with a heated towel rail, again, being recently installed.

As you make your way downstairs you will find 3 double bedrooms; bedroom 1 is a superb large room looking over the side garden. The other bedrooms are currently in use as; a home office and a second lounge, both with superb views of Loughrigg and the Fairfield Horseshoe, and the second lounge benefiting from sliding patio doors to the terrace - the perfect area for sitting out on a summers day admiring those views. On this level there is a house bathroom comprising of a panelled bath with a shower over, built in vanity wash basin, WC and heated towel rail. There is ample storage on this floor with having access to a large undercroft and an under stairs cupboard.

Outside the property has an integral garage with an electric rolling door and the benefit of an internal door into the hallway with ample storage space for bikes and gardening tools. A useful utility area has been created at the rear of the garage with modern wall and base units, inset sink and having plumbing for an automatic washing machine.

The outside space of this property is just as deceptive as the inside having two patio areas perfect for summer evenings, a lawn and vegetable patch and not forgetting that all important off road parking! This really is one not to be missed!



## Accommodation (with approximate dimensions)

Entrance Porch

Large Store 8' 11" x 4' 8" (2.72m x 1.42m)

Hallway

Kitchen/Dining Room 20' 0" x 9' 6" (6.1m x 2.9m)

Lounge 14' 5" x 12' 1" (4.39m x 3.68m)

Bedroom 3 14' 2" x 9' 10" (4.32m x 3m)

Shower Room

Lower Ground Floor

Bedroom 1 14' 1" x 9' 8" (4.29m x 2.95m)

House Bathroom

Bedroom 2/ Home office 19' 8" x 9' 6" (5.99m x 2.9m)

Bedroom 4/ Second Lounge 13' 10" x 13' 2" (4.22m x 4.01m)

Under Stair Storage

Undercroft 13' 10" x 6' 2" (max) (4.22m x 1.88m)

## Property Information

**Services** Mains electricity, gas, water and drainage are connected.

**Council Tax** Westmorland and Furness Council Band F.

**Tenure** Freehold.

**Viewings** Strictly by appointment with Hackney & Leigh Ambleside office.

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom 3



Bedroom 1



Rear Patio

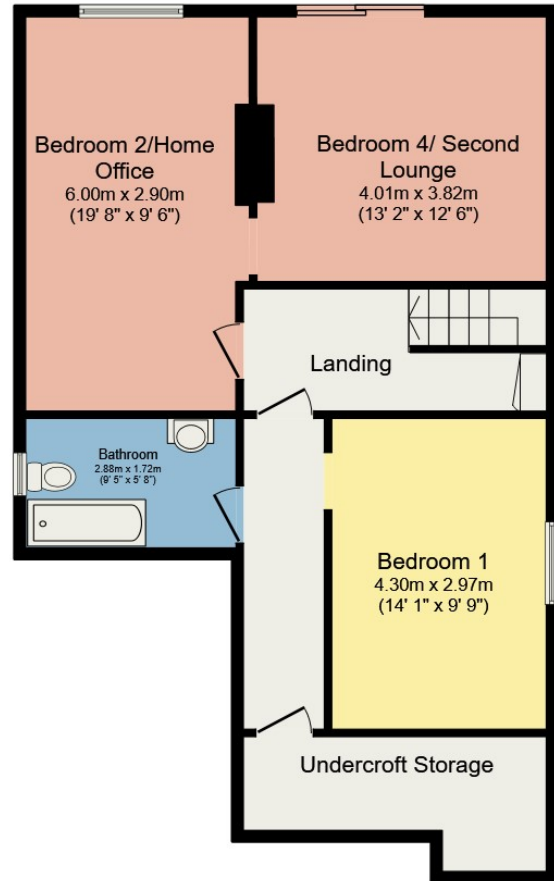


View

## High Gale, Ambleside



**First Floor**



**Ground Floor**

**Total floor area 167.4 m<sup>2</sup> (1,802 sq.ft.) approx**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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